



DISTRICT 7 PLAN IMPLEMENTATION COMMITTEE

MEETING

MONDAY, May 3, 2010 -- 5:30 P.M.

Room 2120, Second Floor, Fresno City Hall

2600 Fresno Street, Fresno CA 93721-3604

AGENDA

1. ROLL CALL

2. APPROVAL OF AGENDA AND MINUTES

- a. Agenda for May 3, 2010
- b. Approval of the minutes from April 12, 2010

3. PROJECT REVIEW – CONTINUED ITEMS

- a. None

4. PROJECT REVIEW – NEW ITEMS

a.

Conditional Use Permit Application No. C-10-096 was filed as a major revised exhibit by Fredric Ritter of Black Dot Wireless representing AT&T Mobility and pertains to property located on the west side of North First Street between East Shields and East Dayton Avenues (American Legion Post 509). The applicant requests a change in the location of the equipment enclosure of a proposed unmanned wireless telecommunications facility. The new location is proposed in the lawn 30 feet south of the tower, which is closer to the tower than the earlier proposal in the parking lot a distance of 50 feet from the tower (C-09-198). The equipment cabinets will be installed on a concrete equipment pad inside an 18-foot by 22-foot lease area surrounded by a 6-foot high CMU block fence and wooden gate. The property is zoned C-P (*Administrative and Professional Office*).

b.

Conditional Use Permit Application No. C-09-149 has been filed by Trenton Whitman of A.M.D. Building, Inc. on behalf of Gayle Johnson and pertains to 0.26 acres of property located on the north side of East Grant Avenue between North First and North Orchard Streets. The applicant proposes to construct a 3,150 square foot residence with a 40 by 45 foot living room to be utilized for a youth outreach center. The hours of operation are proposed to be from noon to dusk, Monday thru Friday and from 8:00 a.m. to 8:00 pm on Saturday and Sunday. The property is zoned R-1 (*Single Family Residential*).

c.

Site Plan Review Application No. S-10-028 and Variance Application No. V-10-002 were filed by David Phillips of DLP Associates, on behalf of Ramirez Properties, and pertains to 3.13 acres of property located on the west side of North Chestnut Avenue, south of East McKinley Avenue. The applicant proposes interior upgrades to an existing single-story metal building and on-site improvements including site pavement and striping of new parking stalls. Variance Application No. V-10-002 requests authorization for a reduction in the required front yard setback for the installation of a six-foot high wrought iron fence. The property is zoned M-1 (*Light Manufacturing*).

d.

Plan Amendment Application No. A-09-009 was initiated by the Director of the Planning and Development Department to amend Policy E-1-o of the 2025 Fresno General Plan (2025 Plan) as it relates to private streets. Policy E-1-o of the 2025 Plan states "for new single-family residential subdivisions, sidewalks are required on both sides of local residential streets". Since the definition of a local street, within the 2025 Plan, includes a private street, sidewalks are currently required on both sides of the private street. The subject application proposes to allow developers the opportunity to provide a "Pedestrian Access Plan" in lieu of requiring sidewalks to be constructed on both sides of a private street. No changes are proposed for public street sidewalk requirements. Please see both attachments for background info and proposed policy language.

e.

Conditional Use Permit Application No. C-10-081 was filed by Mark Lobaugh of Complete Wireless Consulting, on behalf of Verizon Wireless, and pertains to 0.11 acre of property located on the east side of North First Street adjacent to the southern boundary of eastbound State Route 180. The applicant proposes to install an 80-foot high slimline monopole consisting of 3 antenna sectors, 2 stacked proposed antennas per sector flush mounted and concealed within a 36-inch radome with room for 3 future carrier antennas. Equipment cabinets and a standby emergency diesel generator will be contained within a 12-foot by 16-foot equipment shelter located in a 30-foot by 60-foot chain link fenced lease area. The property is zoned C-5 (*General Commercial*).

f.

Site Plan Review Application No. S-10-008 was filed as a major amendment by Bedros Darkjian or Darkjian Associates on behalf of Mira Vista Park LLC and pertains to approximately 1.01 acres of property located on the east side of North Blackstone Avenue between East San Jose and East Barstow Avenues. The applicant proposes the construction of a 4,175 square foot building addition to the American Tire Depot. The building addition will consist of 5 repair bays and an auto-related storage area. Also proposed is the conversion of 1,363 square feet of the existing office building to a sales area. The property is zoned C-6 (*Heavy Commercial*).

g.

Conditional Use Permit Application No. C-10-089 was filed by Russell Mauk of American Baptist Homes of the West and pertains to 24 acres of property located north and west of the northwest corner of North Fresno Street and East Barstow Avenue. The applicant proposes phase 2 remodel of the San Joaquin Gardens. Phase 2 consists of new landscaping and exterior and interior remodel of the existing fourplex units on a 5-acre portion of the property known as the "The Cottages." The remodel of the units will include converting 16 of the existing 20 fourplex buildings into duplexes, resulting in a dwelling unit reduction from 64 to 32. The remaining 4 fourplex units would remain as fourplexes, with an unchanged dwelling unit count of 16. Total change in dwelling units as a result of this project is from the existing 80 units (all fourplexes) to 48 remodeled units (32 duplexes and 16 fourplexes). The building remodel will consist of all new exterior and interior finishes, but the roof structure and building footprints would stay the same as existing with the exception of added patios and false chimneys. Landscaping will include preservation of existing mature trees, the addition of 45 trees, removing 95 percent of the turf, planting water efficient landscaping, installing a water efficient irrigation system, and installing new ADA compliant hardscape. This project qualified for Fresno Green certification on April 27, 2010. This CUP is an amendment to C-08-110.

5. COMMITTEE COMMENTS

6. PUBLIC COMMENTS

7. UNSCHEDULED MATTERS

Unscheduled matters are items added to the agenda without the required 72-hour legal notice requirement. These items may be discussed but official action may not be taken until legal notices are given as required by law.

8. ADJOURNMENT